



City of Clermont

Architectural Standards

October 23, 2007





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1. Purpose and Intent.

The purpose of these standards and guidelines is to contribute to the development of a well-planned urban environment by fostering the creation of visually compatible and harmonious streetscapes. Their intent is to: (a) create and maintain a strong community image, identity and sense of place; (b) create and maintain a positive visual ambiance for the community; (c) enhance and sustain property values; (d) promote a high degree of compatibility between surrounding structures and land uses, (e) establish and promote a standard for quality design and enduring quality development; and (f) foster civic pride and community spirit by maximizing the positive impact of quality development.

2. Base Standards, Enhanced Standards (Architectural Criteria) and Architectural Standards Definitions.

Base Standards - consist of existing, or hereafter amended, development standards presently contained in the City of Clermont Code of Ordinances.

Enhanced Standards - consist of the development standards hereafter set forth in paragraphs a. through p. below.

Architectural Standards - consist of the Base Standards plus the Enhanced Standards. In case of a conflict in the applicability between Base Standards and Enhanced Standards, the more stringent of the two shall apply.

3. Applicability

The Architectural Standards shall apply to all new development and redevelopment within the City, with the following exceptions:

(a) Single family and two family dwellings, except for Section (m) Utilities. Where served by existing above ground power, such dwellings shall be exempt from Section (m) Item (1).

(b) Additions, renovations, replacement or redevelopment of an existing structure or project, where the cost of such additions, renovations, replacement or redevelopment does not exceed 50 percent of the value of the existing structure(s), or 35 percent of the square footage of the existing structure(s), unless the use of the structure(s) or project has ceased for a period of more than 365 consecutive days, or unless cumulative additions, renovations, replacement or redevelopment initiated during any five-year period meet the thresholds listed above, whereupon the provisions herein shall apply.



4. Submittal and Approval Requirements

Submission and approval of project plans shall be in accordance with the applicable sections of the City's Code of Ordinances. In addition, the following is required:

Architectural drawings (complete front, sides, and rear elevations and overhead view of roof) of all structures shall be a required exhibit of any site plan required to be submitted for development approval. Such drawings shall be rendered in color prior to final project review by the Development Review Committee and shall include construction material specifications, color charts, structure dimensions, service area and mechanical equipment locations, outdoor storage area locations, screening devices, master lighting plan, and any other information as determined necessary by the City to ensure consistency with the intent of this ordinance. Final approval of all required project design submittals shall be by the city as part of the development approval process. Such approval shall include, but not be limited to, building elevations, roof type, construction materials, lighting, screening, colors and building orientation.

5. Enhanced Standards (Architectural Criteria).

Compliance with the intent, standards and provisions of this ordinance shall be as provided for below:

(a) *Architectural style and application.* While no one particular architectural style is necessarily preferred over another, it is the intent of this ordinance to ensure a harmonious streetscape, compatibility between structures and well-designed transitions between architectural styles from project to project. This shall be accomplished through utilization of the following techniques:

- (1) Structures within the same parcel shall reflect similar styles, materials details and colors.
- (2) Structures on different parcels, but within the same master development, shall reflect similar styles, and, at the discretion of the City, shall reflect similar materials, details and colors.
- (3) Structures on different parcels not within the same development shall reflect styles and materials that are similar to surrounding structures or, at the City's discretion, shall employ architectural techniques that provide for an aesthetically compatible transition between structures.



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- (4) In locations where there is no established architectural pattern between adjacent structures, or where a change in established patterns will result in improved aesthetics, the City shall determine the appropriate style, construction materials and colors for new development or redevelopment.

(b) *Building mass.* Building design shall be such that “boxy” and rectangular structures and blank walls are minimized. In order to accomplish this requirement, the techniques listed below shall be incorporated into project design.

- (1) Building mass shall be varied by height and width so that it appears to be divided into distinct massing elements and architectural details can be viewed from a pedestrian scale.
- (2) For structures less than 10,000 square feet in gross building area on the ground floor, no uninterrupted horizontal length or uninterrupted curve of a building façade shall exceed 35 linear feet, except for arcaded facades which may be allowed to have an uninterrupted length of 60 linear feet.
- (3) For structures between 10,000 square feet and 20,000 square feet in gross building area on the ground floor, no uninterrupted horizontal length or uninterrupted curve of a building façade shall exceed 50 linear feet, except for arcaded facades which may be allowed to have an uninterrupted length of 80 linear feet.
- (4) For structures greater than 20,000 square feet in gross building area on the ground floor, no uninterrupted horizontal length or uninterrupted curve of a building façade shall exceed 100 linear feet. For arcaded facades, no horizontal length or uninterrupted curve shall exceed 120 linear feet.
- (5) Projections and recesses from uninterrupted façade lengths shall have a minimum depth of 3 feet with a minimum of 25 percent of the uninterrupted façade being of varied length.
- (6) All buildings shall have a minimum of one offset per façade length that is visible from the public right of way.
- (7) Blank wall areas shall incorporate the use of landscaping to break up the monolithic and monotonous appearance of such areas. Blank wall areas shall not exceed 10 feet in vertical direction or 20 feet in



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horizontal direction of any building façade, unless the City approves the use of landscaping as an alternative to the inclusion of wall area architectural design elements.

(c) Design detail. Buildings shall be designed to enhance the attractiveness of the city's streetscape. Buildings shall, through use of architectural details and scale, have architectural features and patterns that provide visual interest from the perspective of the pedestrian. The following techniques shall be incorporated into building design in order to accomplish such requirements.

- (1) All buildings shall be required to provide a minimum of four of the following exterior design treatments:
 - (a) Canopies or porticos, integrated with building massing and style;
 - (b) Overhangs;
 - (c) Arcades, a minimum of 8 feet clear in width;
 - (d) Sculptured artwork;
 - (e) Raised cornice parapets over doors;
 - (f) Peaked roof forms;
 - (g) Arches;
 - (h) Ornamental and structural architectural details, such as bays, columns, gables, belt courses, lintels, pilasters and fascia;
 - (i) Clock towers, bell towers, cupolas and the like;
 - (j) Other similar treatments determined by the city to meet the intent of this section.
- (2) Building facades shall, on all sides that are, or will be, exposed to the general public, include a repeating pattern that shall consist of a minimum of two of the elements listed below. At least one of the elements shall repeat horizontally.
 - (a) Color change;
 - (b) Texture change;
 - (c) Material change;
 - (d) Pattern change;
 - (e) Architectural banding;
 - (f) Expression of architectural or structural bays, such as a reveal, an offset, or a projecting rib, through a change in plane of no less than 12 inches in width;
 - (g) Building setbacks or projections, a minimum of 3 feet in width, on upper level(s).



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- (3) Windows (real or false) shall be placed along at least 50 percent of any Façade that is visible from a public right of way. Windows shall be recessed or shall project at least one-half inch and shall include prominent sills, shutters, stucco relief or other such forms of framing.

(d) Entryways/customer entrance design. Entryways shall be designed to provide project focal points and to provide protection from the sun and adverse weather conditions. As such, entryways shall be designed in accordance with the techniques listed below. In the event that the entryway is not oriented toward the major road that, as determined by the City, provides access to the building, the side of the building facing such road shall also be designed to comply with Item (1) below.

- (1) Entryways shall be differentiated from the remainder of the façade through the use of color, change in materials, application of architectural features (arches, columns, colonnades, etc.), setbacks, offsets, level changes and the like.
- (2) Entryway design, except in industrial zoned districts, shall incorporate hardscape features such as low walls, decorative paving, water features and the like.
- (3) Entryway design shall incorporate landscaping, landscape planters or wing walls with landscaped areas.
- (4) Entryway areas shall be provided with structural or vegetative shading features and benches or other seating components.

(e) Building orientation. Buildings shall be oriented so as to enhance the appearance of the city's streetscape. This requirement shall be met by incorporating the following techniques into project design.

- (1) The building's entrance shall face parallel to the public road from which driveway access is provided. In the event that access is provided by two or more roads, the building's entrance shall face parallel to the road that is determined by the City to be a major road providing such access.
- (2) The building's primary façade shall face parallel to the public road from which driveway access is provided. In the event that access is provided by two or more roads, the building's primary façade shall face parallel to the road that is determined by the city to be the major road



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providing such access. Where, because of site constraints or other factors, the building's primary façade is unable to be oriented parallel to the major road providing driveway access, each façade which is clearly visible from a public right of way or public area of adjoining properties shall be designed with full architectural treatment. Such treatments shall be consistent with the design requirements of this ordinance and shall incorporate door and window placements, façade architectural treatments and detail, roof design and building materials applications necessary to give the appearance that each visible façade is a primary façade.

- (3) The architectural treatment requirements of Item (2) above shall also be applied to any building façade which, by nature of the site layout or location, is situated where it is clearly visible from a public right of way or public area of an adjoining building, unless the City approves the use of landscaping as an alternative to architectural treatment.
- (4) Building orientation shall be such that service areas are placed out of view from public rights of way, parking areas and adjacent properties. Where, because of site constraints or other factors, service areas cannot be located in accordance with this requirement, such areas shall be screened from view by vegetative or structural means. Structural screening shall be architecturally compatible with the building in terms, style, colors, construction materials and finish. Landscape screening shall be compatible with and integrated into the project's landscape plan.

(f) Building transition. Façade and height transitions between buildings are key elements in creating and maintaining an attractive streetscape. Height and scale of a new development and redevelopment shall be compatible with that of surrounding development. In order to accomplish appropriate façade transitions, and to maximize city streetscape aesthetics, the following transitional techniques shall be applied to new development and redevelopment when within 300 feet of an existing building.

- (1) Buildings shall be designed to provide transitional elements and architectural features (architectural style, scale, design details, construction materials and the like) that are architecturally compatible with adjacent structures. Buildings that are twice the height, or greater, than an adjacent structure shall also provide transitional elements and features that provide for transitional blending of heights.



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- (2) The pattern of placement, proportions and materials of windows and doors shall be harmonious with surrounding structures.
- (3) The ratio of wall surface to openings and the ratio of width and height of windows and doors shall be consistent and compatible with surrounding structures.
- (4) The requirements contained in Items (1), (2) and (3) above may be waived where the City determines that city aesthetics would be enhanced by a change in the pattern of development that has been previously established by adjacent structures. In such a case, the City shall determine the appropriate style and exterior materials for the new development and redevelopment.

(g) *Exterior materials and colors.* Exterior building materials and colors contribute significantly to the visual impact of a building on a community, which, in turn, individually and collectively reflect upon the visual character and quality of a community. In order to project an image of high quality city aesthetics, building materials and colors shall conform to the following requirements:

- (1) All buildings shall be faced with materials that exhibit a durable, high quality appearance.
- (2) Materials shall be of a low maintenance type, retaining a consistent, clean appearance.
- (3) Generally accepted exterior facing materials shall include, on all façades that are, or will be, exposed to the general public, brick, tinted and textured or split-faced concrete masonry blocks, exposed aggregate, stone, architectural concrete and cellulose fiber-reinforced cement building boards. Vinyl siding and wood shall not generally be permitted, but may be allowed on a case-by-case basis, if, in the City's determination, such materials are necessary to achieve design aesthetics or to facilitate transitioning of architectural styles. Metal buildings shall not be permitted, except that in industrial zoning districts metal buildings shall be permitted to long as, horizontally, the exposed exterior metal surface does not exceed 50 percent of any façade. The primary façade of metal buildings shall not have an exposed metal surface. Stucco shall be permitted so long as, horizontally, the exposed exterior stucco surface does not exceed 50% of any façade.



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- (4) Exterior colors shall not be specifically limited, but shall be consistent with generally accepted tasteful architectural design. Gaudy, dayglow, florescent, and visually overwhelming colors that call undue attention to a building and which are in stark contrast to surrounding properties shall not be permitted. Color schemes must be submitted to the Site Review Committee for approval.
- (5) Building materials and colors shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.

(h) Roof design and materials. Roofs are an integral part of building Design and, as such, shall be designed and constructed to add interest to and reduce the massing of buildings. Roof features shall be in scale with the buildings mass and complement the character of adjoining structures, developments and neighborhoods. Roofs shall be constructed of durable, high quality materials in order to enhance the appearance and attractiveness of the community. Roofs shall incorporate the design elements and materials listed below.

- (1) The design of roof structures shall be of hip, gambrel, gable and true mansard styles and shall be extended to all sides of the structure. Roof-like appurtenances such as false roofs, parapets and other similar features may be allowed if, in the determination of the City, such features are required for mechanical equipment screening or acoustical control that cannot be accomplished through utilization of approved roof styles. Application of such roof-like features shall be accomplished in such a manner as to minimize the appearance of a flat roof design.
- (2) Roofs shall be designed to be of such height, bulk and mass so as to appear structural even when the design is non-structural.
- (3) The roof edge, where visible from any public right-of-way, shall have, at a minimum of two locations, a vertical change from the dominant roofline. Such change shall be a minimum of 3 feet.
- (4) Sloping roofs shall have a minimum of two plane changes per primary façade (buildings constructed adjacent to public road intersections shall be considered to have a primary façade on each of the sides nearest the individual intersecting roads).
- (5) Roof materials shall consist of concrete tiles, terra cotta, metal or asphalt shingles (laminated, 25 year architectural grade or better), or



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similar materials that meet City building codes and are approved by the City.

(i) Fence and wall design. Design and construction quality of fences and walls are important visual reflections of community character and quality. In order to promote quality site aesthetics, fence and wall design and construction shall comply with the following requirements.

- (1) Fences and walls, whether required for project approval or whether incorporated into overall project design, shall be designed as an integral part of the principal structure(s). Such design shall include the use of similar materials, colors and finished as the principal structure.
- (2) Fences and walls shall be architecturally designed with offsets, raised elements and landscape pockets to avoid an expansive monolithic or monotonous appearance.
- (3) Where chain link fencing is required or approved, such fencing shall be of the black vinyl type, Posts and rails shall also be black. These provisions may be modified on a case-by-case basis where site design or location warrants the use of other colors or finishes.
- (4) Landscaped berms may be utilized in lieu of fence or wall where approved by the City.

(j) Perimeter planting. Plantings located around the perimeter of buildings enhance site aesthetics, increase green space and increase oxygen output. All projects shall incorporate perimeter plantings into project design in accordance with the requirements listed below.

- (1) Perimeter landscape plantings shall be located adjacent to the primary façade(s) and along any blank façade wall areas that are, or will be, exposed to the general public. Such plantings shall also be included at entrance areas, plazas and courtyards.
- (2) Perimeter landscaping shall consist of a combination of trees, palms, shrubs, and ground covers. Planting material type, size and spacing shall, at a minimum, be consistent with the requirements of the City's Tree and Landscape Ordinance. Tree diameter inches provided for perimeter landscaping purposes shall be counted toward the tree diameter inch requirements for any project.



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(k) Screening of mechanical equipment. Lack of or inadequate screening of mechanical equipment can have negative visual impacts of the city's streetscape, ambient landscape or community image. Such impacts shall be minimized through compliance with the following requirements:

- (1) Mechanical equipment located on the ground, such as air Conditioning units, heating units, satellite dishes, irrigation pumps, propane tank displays and refilling areas, utilities lift stations and the like shall be screened from public view. Screening shall, at a minimum, be at the same height as the equipment. Structural screening shall be architecturally integrated into the overall project design and shall be compatible, in terms of style, construction materials, colors, and finish with the principle structure(s). Landscaping may be substituted for structural screening if plantings are compatible with the landscape plan for the project and are of such size and maturity as to be able to provide a fully opaque screen at time of planting.
- (2) Equipment and appurtenances mounted on roof tops shall be kept to a minimum. All exposed roof tip mounted equipment and appurtenances shall be fully screened from view from any public right-of-way. All screening shall, at a minimum, be at the same height as the equipment and appurtenances. Screening shall be an integral part of the design of the building(s) and shall be architecturally consistent with the style, colors, construction materials and finish of the building(s). Painting of exposed appurtenances to blend with the color of adjacent materials of the building may be approved where utilization of approved roof designs precluded full screening of exposed surfaces.

(l) Lighting. Lighting fixture design and placement are important components of an attractive urban environment as well as important to public safety. In order to enhance site aesthetics and minimize visual distraction, yet maintain adequate public safety, project lighting shall comply with the requirements listed below.

- (1) An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's site plan submittal.
- (2) Recessed lighting fixtures shall be required in order to conceal the actual light source, reduce glare and direct light to specific areas while shielding other areas.



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- (3) Lighting of parking areas, access drives and vehicular circulation areas shall be as follows:
 - (a) Lighting shall be a full cut-off shield type fixture mounted at the top of a pole. Poles and fixtures shall not exceed 30 feet in height and shall be anodized bronze or black in color. Should a pole other than a metal pole be used for the mounting of lights, such pole shall be constructed so that the exterior finish color is consistent throughout the pole.
 - (b) Lighting shall be of the metal halide type.
 - (c) Light poles shall be located in landscaped strips, buffer or plant islands.
 - (d) The minimum setback of the light pole from the public rights-of-way shall be a horizontal distance of 20 feet.
- (4) Illumination from any light source into adjacent properties shall not exceed 1.0 foot candles.
- (5) Building illumination and architectural lighting shall be indirect and with no visible light source.
- (6) Ground level light fixtures shall be of the burial vault type or shall be fully screened by landscaping materials.

(m) Utilities. The location and aesthetic treatment of utilities is an important factor in creating an attractive urban environment. In order to enhance and maintain the image of quality in the urban environment, utilities construction and placement shall comply with the following requirements:

- (1) All utility lines, whether new or relocated, shall be installed underground.
- (2) Utility conduit and utility panels/boxes shall be painted to match the color of the building on which they are placed.
- (3) Water and sewer lift stations, pump houses and similar features shall be located at the rear of the project site and shall be fully screened from view by structural or vegetative means. Where screening is accomplished by structural means, such screening shall be compatible in design and color with the main building.



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(n) Outdoor storage. Outdoor storage areas shall be located behind the front façade of the main building and shall be fully screened from view by structural means, vegetative means, or a combination of earthen berms and vegetation. Where screening is accomplished by structural means, the structure shall be compatible in design and color with the main building.

(o) Accessory used and structures. Structures and uses accessory to the principle structures and uses shall be integrated into project design in a manner such that they will not detract from site aesthetics. Such structures and uses shall comply with the requirements listed below:

- (1) Accessory structures shall be designed and constructed so as to be compatible with the architectural design of the principle structure(s). Exterior finishes, colors and materials on accessory structures shall be similar to those used on the principle structure(s).
- (2) Miscellaneous structures such as coin-operated rides and other amusement devices shall only be permitted within the principle structure.
- (3) Outdoor garden supply areas shall be screened from view and shall be incorporated into the building architecture of the principle structure.
- (4) Outdoor display and sales areas shall be limited to arcaded areas that are structurally integrated into the architectural design of the principle structure. Displays and sales in these areas shall not be of a permanent nature and shall not impede the flow of pedestrian or vehicular traffic.
- (5) Site furnishings such as benches, bicycle racks, newspaper racks, trash receptacles and the like shall be compatible with the architectural design of the principle structure. Permanent shopping cart storage shall be contained within the principle structure.
- (6) Tent sales, boat sales, car sales, recreational vehicle sales and the like shall not be permitted as an accessory use on either a temporary, seasonal or permanent basis, unless permitted by the City as a special event for public purpose.



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(p) *Special building considerations.* Certain uses such as gas stations, power supply facilities, commercial convenience stores, auto repair facilities and the like require special design considerations to integrate them into a quality community design fabric. Such facilities shall comply with the following requirements, in addition to the other requirements of this ordinance:

- (1) Gas stations, auto repair facilities and commercial convenience stores shall be constructed with either gable or hip roof design, unless an alternate design is approved by the City for architectural transition purposes. Gas station canopies shall be constructed with the same roof design and materials as the main building and shall be attached to the main building. Canopy facing and support poles shall be constructed of the same material as the main building façade.
- (2) Power supply facilities shall be, to the fullest practical extent, screened from public view through use of structural or vegetative means.
- (3) Auto repair facilities shall be oriented on a site in such a fashion that open bays are not located parallel to the primary public road on which they are located. Facility site design shall utilize landscaping to help screen open bays. Bays that face residential areas shall utilize decorative finished masonry walls as approved by the Site Review Committee.
- (4) Projects that contain attached buildings with multiple owners or tenants shall provide an arcaded façade treatment, a minimum of 8 feet in width, to facilitate pedestrian travel between businesses.

6. Variance procedure.

A variance or waiver may be obtained from individual requirements of this ordinance upon appeal to, and determination by, the City Council that a building is unable to comply with the ordinance. Prior to an appeal to the City Council, a request for variance or waiver from the individual requirements of this ordinance shall be reviewed by the Site Review Committee, which shall make a recommendation to the City Council regarding the request. The burden of proof shall be upon the requestor to demonstrate why the specific requirements of this ordinance, from which relief is being sought, cannot be met. Any variance or waiver granted shall be the minimum necessary to achieve the intent and purpose of the ordinance. The City Council shall serve as the Site Review Committee until such committee is appointed.